

MEMORANDUM

From:	Tahir Rafiq Enforcement Officer	To (Case Officer):	PLANNING
Service	Enforcement & Safety	App No:	251413
Address:	Robin Lodge Nursery, Part Lane, Swallowfield		
Proposal:	Full Planning consultation		
Site Visit Made:	No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

The proposal is for the erection of 2no. buildings and open log store with associated parking, access and landscaping, repositioning of site boundary fence, plus installation of acoustic screen following demolition of existing buildings. The proposal is nearby residents the applicant has provided a noise assessment prepared by ACA Acoustics, Report Reference: 230103-R001B, Dated: April 2025. The noise monitoring was undertaken in February 2023. The Environmental Protection would require a revised noise assessment to reflect the current noise levels, in the interest of nearby residents.

As the existing buildings will be demolished any waste deemed hazardous must be appropriately handled by a specialist company, including and asbestos as part of the demolition of the existing buildings, receipts for this work outlining the amount and type of waste removed must be retained by the developer for up to 3 years.

In the interest of nearby residents the Environmental Protection Team would recommend the following conditions.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons

Hours of work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason - to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

Noise.

Prior to commencement of development, a full noise impact assessment should be conducted by an appropriately qualified consultant, this should be submitted to the local authority for approval.

Date:

20.8.25

Signed:

T.Rafiq